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Countryside house for sale in Manche - VIRTUAL TOUR

Saint-Samson-de-Bonfossé , Manche , Normandy



€362,000

inc. of agency fees

6 Beds 5 Baths 196 sqm 0.74 ha

Renovated house and gîte with nearly 2 acres of garden and outbuildings This well presented detached 4 bedroom house has been completely...

At a Glance

Reference MFH-NORF01948

Bed 6

Land 0.74 ha

Near to

Saint-Samson-de-Bonfossé

Bath

5

Pool

No

Price €362,000

Hab.Space 196 sqm

Land Tax N/A

Property Description

Renovated house and gîte with nearly 2 acres of garden and outbuildings

This well presented detached 4 bedroom house has been completely renovated by the current owners including a new heating system, insulation, new windows, new bathrooms and kitchen. The main house is fully rewired and includes satellite ports to all bedrooms and the living room and dining room areas. The gîte area was rewired in 2012 by the previous owners. There is an attached 2 bedroom gîte/annexe which would be ideal for generating an income or for someone wishing to work from home, or move to France with a dependent relative. The gardens surround the property with mature trees and shrubs. There are 3 useful outbuildings.

The property is situated in the Manche (Normandy region) in the north of France, 13 km from Saint-Lô, the department capital, which has all the luxuries of modern day France. Including an abundance of shops, boutiques, supermarkets and restaurants, some the finest in the area. Squash courts and a newly opened swimming pool with indoor and outdoor pools makes this an ideal location to keep all members of the family entertained. The property itself is in a small hamlet near a quiet, friendly village. Popular places to visit nearby include Vire (29 km) and the beach and port at Granville (36 km). It is 48 km to the UNESCO heritage site of Mont-Saint-Michel. The property is almost equidistant from the ferry ports at Caen-Ouistreham (74 km) and Cherbourg (76 km). The channel tunnel at Calais is 306 km. The nearest airports are Caen Carpiquet and Deauville St Gatien. Mainline train ADDITIONAL INFORMATION are from nearby Saint-Lô.

here

THE ACCOMMODATION IN THE MAIN HOUSE COMPRISES :

On the Ground Floor -

Entrance Hall Glazed door and side panel to front elevation. 2 radiators. Tiled floor. Stairs to first floor.

Utility Area Window to west elevation. Sinks with mixer tap.

Lounge 5.77 x 5.32m Glazed door to east and 2 windows to south elevations. 2 radiators. Exposed stone wall and beams. Granite fireplace with woodburner. Tiled floor. Partly glazed double doors to:

Study 3.63 x 3.23m Window to east and rear elevations. Laminate flooring. Radiator.

Boiler Room 3.17 x 2.97m Door to rear elevation. Electrics. Aerothermic hot water cylinder and 2 air source heat pump boilers. Space and plumbing for washing machine and space for tumble dryer with worktop over.

Cloakroom Window to rear elevation. Radiator. Tiled floor. Vanity basin. WC.

Kitchen/Dining Room 5.89 x 5.35m Glazed door and window to front and glazed door to rear elevation. Tiled floor. Exposed beams. Granite fireplace with woodburner. Range of matching base and wall units. 5-ring gas hob. Space and plumbing for dishwasher. Sinks with mixer tap. Solid wooden worktops and tiled splashback. Space for upright fridge/freezer. Built-in dual oven with grill.

On the First Floor -

Landing Window to west elevation. Wood flooring. Radiator.

Master Bedroom 5.94 x 5.30m 2 windows to front elevation. Wood flooring. Radiator. Built-in wardrobes with sliding doors to one wall. Door to:

En-Suite Shower Room Wood flooring. Extractor fan. Pedestal basin. Large shower. WC. Heated towel rail. Inset spotlights.

Cloakroom Window to rear elevation. WC.

Family Shower Room 2.94 x 2.23m Window to rear elevation. Pedestal basin. Heated towel rail. Large walk-in shower. Inset spotlights. Extractor.

Bedroom 2 3.67 x 3.11m Wood flooring. Radiator. Window to rear elevation. Door to :

En-Suite Shower Room 4m² Radiator. Pedestal basin. WC. Shower. Inset spotlights. Extractor.

Bedroom 3 4.62 x 3.67m Window to front and east elevations. Wood flooring. Radiator. Door to:

En-Suite Shower Room 4m² Window to east elevation. Radiator. Pedestal basin. WC. Shower. Inset spotlights. Extractor.

Bedroom 4 10m² Window to front elevation. Radiator. Wood flooring.

THE ACCOMMODATION IN THE ATTACHED GÎTE COMPRISES :

On the Ground Floor -

Open-plan Lounge/Dining Room/Kitchen 5.65 x 5.04m Glazed door and window to front elevation. Tiled floor. Stairs to first floor with cupboard under with space and plumbing for washing machine. Space for cooker. Cupboard housing electrics.

Bedroom 1 5.94 x 5.03m Split level part tiled and part wooden flooring. Inset spotlights.

Window to front elevation. Built-in cupboard housing hot water cylinder. Door to:

En-Suite Shower Room Obscure window to rear elevation. Tile floor. Pedestal basin. WC. Shower. Inset spotlights. Extractor.

On the First Floor -

Landing Wood flooring.

Bedroom 2 5.84 x 4.18m Wood flooring. Window to front elevation. Door to stairs o insulated loft space. Door to:

En-Suite Shower Room Pedestal basin. WC. Shower. Inset spotlights. Extractor.

OUTSIDE :

Attached barn constructed of stone and cob. Divided into: **Room 1** Pedestrian door and window to front elevation. Concrete floor. Power and light. **Room 2** Pedestrian door to front and window to west elevations. Concrete floor. To the rear of the last attached barn there is another room with a window to rear and concrete floor.

Detached Barn Constructed of block and stone under a slate roof. Divided into: **Car Port** Concrete floor. **Workshop** Power and light. Window and door to front elevation. Concrete floor. **Attached Wood Store. Attached Lean-to.**

Double metal gates give access to a gravel drive, parking and turning area. **The garden** is laid to lawn with mature trees. A 2nd access with gates next to **a Detached 2-storey barn** with external steps to loft space. Constructed of stone and cob under a corrugated iron roof which is partly open-fronted. **Car Port/Tractor Shed. Store Room** Pedestrian door and window to front and double doors to rear elevations. **Attached Stable. Lean-to Garage to the rear.**

External steps to loft space.

ADDITIONAL INFORMATION :

Mains electricity, water and telephone are connected. There are 2 all water septic tanks - the one for the main house was installed in October 2022 and the other, for the gîte, should also be up to current standards. Fibre optic internet connection is due to be installed shortly. Double glazed pvc windows were installed in 2020. Heating is provided by an air source heat pump to radiators, and two woodburners in the main house.

FINANCIAL DETAILS :

Taxes Foncières : 864€ per annum

Taxe d'habitation : € per annum

Asking price : 362,000€ including Agency fees of 22,000€. In addition the buyer will need to pay the Notaire's fee of 25,400€

Please note : All room sizes are approximate. Agent has made every effort to ensure that the details and photographs of this property are accurate and in no way misleading. However this information does not form part of a contract and no warranties are given or implied.

Estimated annual energy costs of the dwelling are estimated between 920€ and 1 300€ per year

Average energy prices indexed to 01/01/2021 (including subscriptions)

The costs are estimated according to the characteristics of your home and for a standard use on 5 uses (heating, domestic hot water, air conditioning, lighting, auxiliaries)

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr (Date of establishment State of Risks and Pollution (ERP): 30/01/2023)

Property Ref : SIF – 001948

Summary

Property type:	Countryside house
Bedrooms:	6
Bathrooms	5
Price	€362,000

Key Information

Internal Area:	196 sqm
Land Area:	0.74 ha

Location: Normandy



Gallery











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C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN



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